

Property at 00203 COLD SPRING ROAD

Prop ID 1870203

Printed 23-Aug-2024 8:10 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VOADEN DANIEL & CLAIRE P
 Second name:
 Address: 203 COLD SPRING ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1870203 Neigh.: AR Zone: R40 Vol: 729 Page: 170

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jun-2019
Resident Land	.92	122,500				Sale price: 549,000
Resident Dwelling	1.00	397,930				Sale valid:
					Values	
Resident Excess	.44	2,310			Mkt value :	
					Cost value:	746,771
Summary			Utilities		Sales ratios	
Total assessments		522,740	Water	Connecticut	Cost/sale :	1.3602
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		522,740	Gas	None	Assmt/sale:	.9522

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
RES	12	.440	7,500	3,300		3,300	2,310
Residual		19,166					
1.360 acres				Total land value		178,300	124,810

Residential Dwelling Information

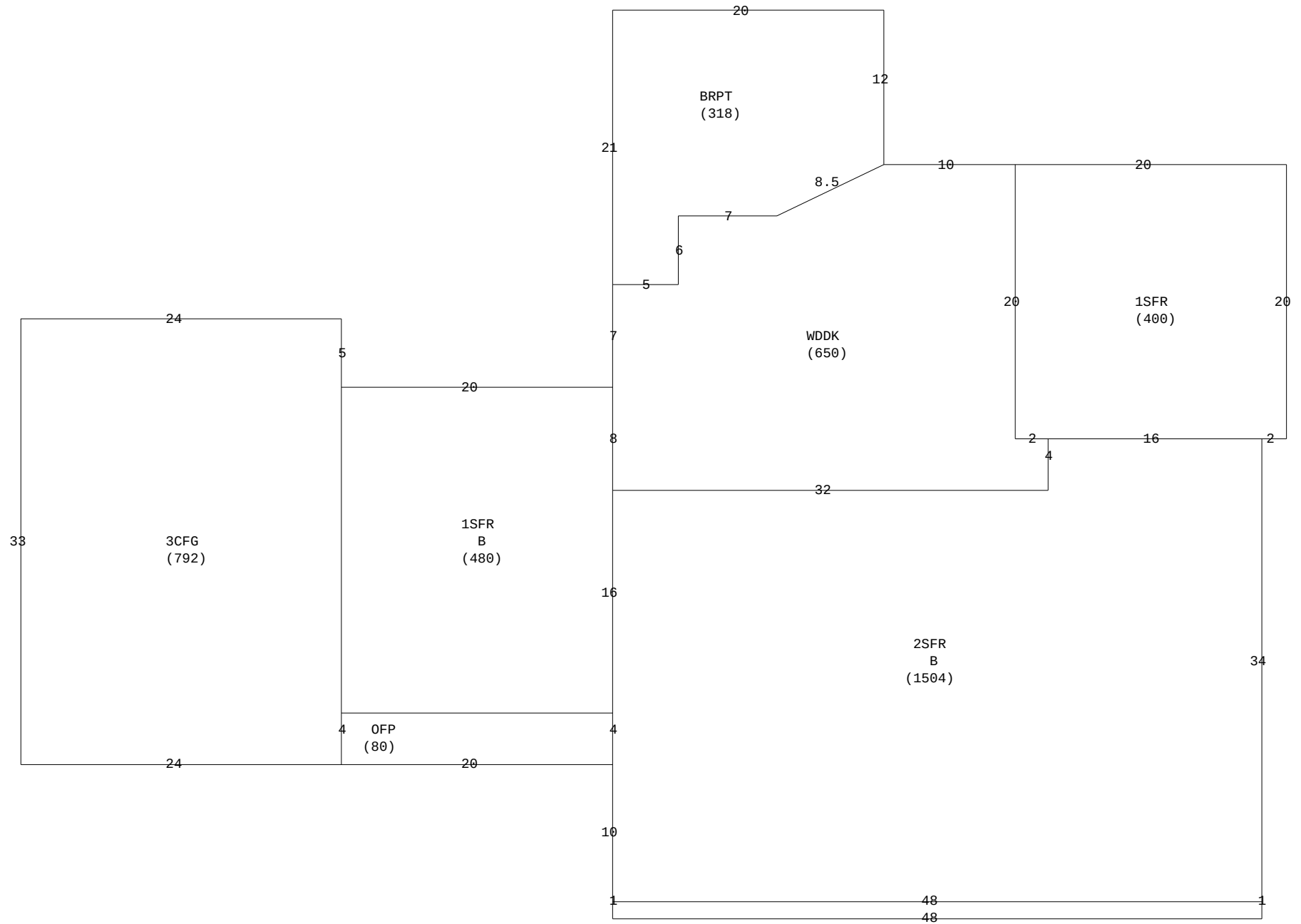
Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	576
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,936
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1985				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,504	362,720
Basement	Full				
Heating	Yes	A/C Yes			10,380
Plumbing	3 F/B	2 H/B	3 Add'l fix.	Wh/p	18,500
Attic	None		Attic size:		
Additions					182,792
Other Features	Mason Trim	WB Stks	M Stks		28,757
Sub-Total					603,149
Grade	A-	Factor 1.4500			874,566
CDU		C&D Factor 1.00			874,566
Depreciation		35 %			568,468
Computed cost value @ 70%					397,928

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
G Garages	FR Attached frame LE 65	792	33,614
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	BSMT Basement addition	480	8,845
L Living Area	AIR Air conditioning	480	1,459
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
L Living Area	AIR Air conditioning	32	97
P Porches, Patios, Decks	DECK Wood deck	650	17,219
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	AIR Air conditioning	400	1,216
P Porches, Patios, Decks	BPAT Brick/flagstone pati	318	7,252
Total additions			182,792



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